



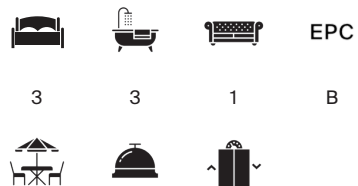
ALDER HOUSE

Battersea SW11



LUXURIOUS LIVING IN A SOUGHT-AFTER LOCATION

An impressive lateral three-bedroom apartment with striking views of the iconic Battersea Power Station and London skyline.



Local Authority: London Borough of Wandsworth

Council Tax band: G

Tenure: Leasehold, approximately 983 years remaining

Ground rent: £850 per annum, reviewed every year, next review due 2026

Service charge: approximately £18,128 per annum, reviewed every year, next review due 2026

Guide price: £3,000,000



ALDER HOUSE, BATTERSEA

Located on the eleventh floor of the prestigious Alder House, this impressive three-bedroom lateral apartment combines contemporary design with sweeping views of the iconic Battersea Power Station and the London skyline.

Boasting approximately 1,553 sq ft of well-planned internal space, this spacious home features a striking open-plan kitchen, dining, and reception area, perfectly suited for modern living and entertaining. Full-height windows flood the space with natural light, enhancing the airy ambience and showcasing the panoramic views.







WHERE COMFORT MEETS CONVENIENCE

The stylish kitchen is appointed with premium integrated appliances, sleek cabinetry, and a generous island, seamlessly blending practicality with elegance. From the reception area, residents can access a large, private balcony, ideal for enjoying the dramatic backdrop of the Power Station and city beyond.

Accommodation comprises three well-proportioned bedrooms. The principal suite includes a large en-suite bathroom and built-in storage. The second bedroom also enjoys its own en-suite, and there is also a contemporary family bathroom. A separate utility room and additional storage complete this well-thought-out layout.



THE BEST OF LONDON AT YOUR DOORSTEP

Alder House is part of the vibrant Battersea Power Station development, offering residents access to a host of exclusive amenities, including a 24-hour concierge, state-of-the-art fitness facilities, and beautifully landscaped communal areas.

Situated on Electric Boulevard, you'll be just moments away from an array of trendy shops, cafes, and restaurants, as well as excellent transport links with Battersea Power Station Underground Station (Northern Line), Battersea Park (Overground Line), and a variety of bus routes nearby. In addition, there is the option to take the Uber boat from Battersea Power Station pier to travel through London on the Thames.









Eleventh Floor

Approximate Gross Internal Area = 144.3 sq m / 1553 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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